

159.0

0012

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

614,100 / 614,100

USE VALUE:

614,100 / 614,100

ASSESSED:

614,100 / 614,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ADAMS EVA B & DAVID W/ TRUSTEES

Owner 2: EVA B ADAMS REVOCABLE TRUST

Owner 3:

Street 1: 252 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ADAMS EVA B -

Owner 2: -

Street 1: 252 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Asbestos Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		7000.000	173,100		441,000	614,100				
Total Card		0.161	173,100		441,000	614,100	Entered Lot Size			
Total Parcel		0.161	173,100		441,000	614,100	Total Land:			
Source: Market Adj Cost			Total Value per SQ unit /Card:	501.72	/Parcel:	501.7	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	173,400	0	7,000.	441,000	614,400	614,400
2019	101	FV	159,100	0	7,000.	441,000	600,100	600,100
2018	101	FV	160,200	0	7,000.	371,700	531,900	531,900
2017	101	FV	160,200	0	7,000.	340,200	500,400	500,400
2016	101	FV	160,200	0	7,000.	289,800	450,000	450,000
2015	101	FV	151,500	0	7,000.	252,000	403,500	403,500
2014	101	FV	151,500	0	7,000.	233,100	384,600	384,600
2013	101	FV	151,500	0	7,000.	221,800	373,300	373,300

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMS EVA B,		76127-42	1	11/10/2020	Convenience	99	No	No		
ADAMS EVA B/TRU		75589-130	1	9/11/2020	Convenience	99	No	No		
ADAMS EVA B,		68008-292		9/14/2016	Convenience	1	No	No		
ADAMS EVA B/TRU		67974-106		9/8/2016	Convenience	1	No	No		
ADAMS DAVID W &		62698-100		9/27/2013	Convenience	1	No	No		
ADAMS EVA B,		62190-572		7/8/2013	Convenience	10	No	No		
ADAMS EVA /DAVI		54493-71		4/2/2010	Convenience	1	No	No		
ADAMS EVA BRECK		37903-500		2/5/2003	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	1098	New Wind	9,832 C					
6/24/1998	480	Redo Kit	20,000					REMODEL KITCHEN/WD
5/30/1995	352		16,000					REMODEL BSMT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.16070 Total SF/SM: 7000 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON

Total: 441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

